

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/11 Winmalee Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$1,050,000 Property Type Unit Suburb Balwyn

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/3 King St BALWYN 3103	\$850,000	06/01/2024
2	4/39 Victoria Cr MONT ALBERT 3127	\$791,000	23/03/2024
3	1/254 Union Rd BALWYN 3103	\$760,000	09/02/2024

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 08/04/2024 12:50



**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

December quarter 2023: \$1,050,000

## Comparable Properties



**3/3 King St BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$850,000

**Method:** Private Sale

**Date:** 06/01/2024

**Property Type:** Unit



**4/39 Victoria Cr MONT ALBERT 3127 (REI)**

Agent Comments



**Price:** \$791,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Unit



**1/254 Union Rd BALWYN 3103 (REI)**

Agent Comments



**Price:** \$760,000

**Method:** Sold Before Auction

**Date:** 09/02/2024

**Property Type:** Unit

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